

Old Orchard,
North Barrow



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- 2959 sq ft | Freehold
- 4 bedrooms
- Double Garage
- Convenient Location
- Tranquil setting
- Easy access to Castle Cary, Bruton, Sherborne,

The Newt, Independent Schools.

- Solar panels

GP Weston are proud to present this 4-bedroom detached house in the heart of the Somerset countryside. The property is located in the small village of North Barrow, located between Sparkford and Castle Cary.

Set in the middle of a wrap around garden, the property is behind a beech hedge and a wall with a 5-bar gate giving access to a gravelled driveway that offers plentiful parking.

There is a double garage and a covered side entrance to one side and to the other is a path leading to the front door.

The front door opens into a wide, central hallway with a wood floor throughout. The first two doors on the right both lead to good-sized double bedrooms, carpeted with plenty of space for free standing storage and windows overlooking the garden to the side.

After the bedrooms is a cupboard providing storage space but also housing the “Beam” central vacuum system that runs throughout the house.

The last door on the right leads into the carpeted sitting room with a log burner being the focal point. There are double glazed windows to the side and French doors going through to a conservatory that was redone by the current owners.

The conservatory is a good sized and used for reading, doors open out to the patio.

As the entrance hall leads towards the other side of the house there is a bathroom with a shower, W.C., with concealed cistern, Wash basin with storage below and mirror above and a double-glazed window with obscured glass providing light and ventilation.

Next to the bathroom is the utility room which offers lots of storage and work surface space and has the washing machine, tumble dryer and dishwasher in it, as well as the Grant boiler.



There is a spacious and airy, open-plan kitchen/living area with a tiled floor that runs throughout. The kitchen offers a good range of cream, Shaker style wall and space units topped with a wooden work surface housing a 4-ring induction hob and a bowl and a half sink with a window above. There is also kitchen island with a marble work surface. Integrated appliances include a 4-ring induction hob with an extractor fan above and Neff double ovens.

The living area is currently used as a table tennis room and has double glazed French doors out to the garden and a double-glazed window to the side. There is also a smokeless fuel fire in the corner. out to the garden the whole room is light with windows and doors on three sides there is also a log burner set in the corner. For a family this would make a perfect living area. Between the kitchen and living area is a door leading through to a porch where there is plenty space for coats and shoes and the side door that leads to a covered area and the garage.



The dining room is accessed from both the hallway and the kitchen/living room and has a wood floor and has plenty space for a table to seat eight to ten people, possibly more. There are double glazed doors out to a large patio area overlooking the garden.

Upstairs there are two generous double bedrooms, one ensuite, and another family bathroom. The landing is wide and gives access to both loft, and under eaves storage as well as a large airing cupboard.

At one end of the house there is a generous double bedroom with space for two double beds, a wall of fitted wardrobes providing hanging and shelving space, and an ensuite bathroom. The bathroom has a walk-in shower, W.C., Wash basin with storage below and mirror above and a bidet. There is also a Velux window providing light and ventilation.

At the other end of the house is another generous double bedroom that is currently used as a gym and office. There are fitted cupboards providing hanging and shelving space.



The family bathroom has a bath with handheld shower attachment, wash basin with storage below and mirror above, W.C. with concealed cistern and a Velux window providing light and ventilation.

Outside there is a wraparound garden. A patio runs along the length of the rear of the house creating a wonderful entertaining space that overlooks the garden and the fields to the rear. There is a mixture of flower beds and raised beds, mature trees and borders.

There is a generous double garage with metal roller doors and plenty space for 2 cars and a workbench. There is loft storage, there is a window and a glazed door to the side. Off the back of the garage is a conservatory and log store and the oil tank is around the side.

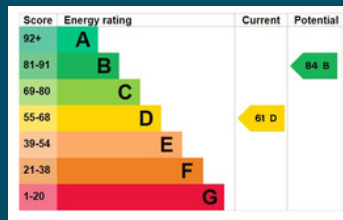
The property also benefits from solar panels and rain water collection to help manage outgoings.







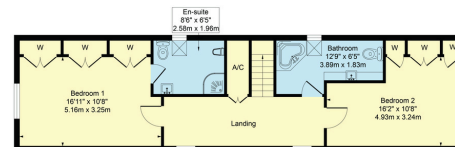
Energy Efficiency



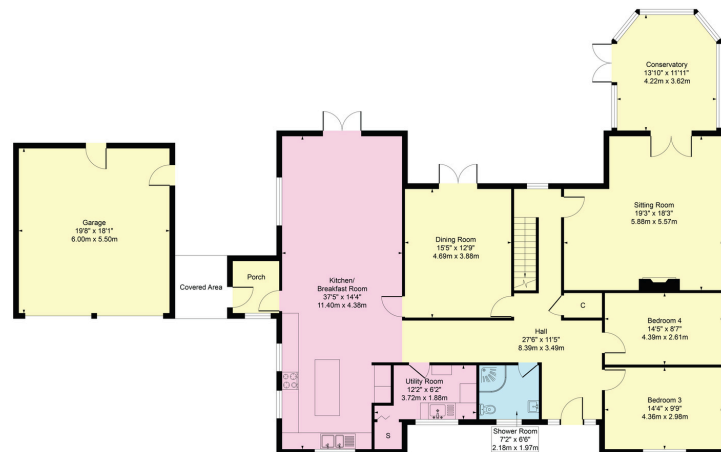
Floor Plans

North Barrow, Somerset, BA22

Approximate Gross Internal Area = 274.86 sq m / 2,959 sq ft



First Floor =
661.93 sq m / 667 sq ft



Ground Floor =
212.93 sq m / 2,292 sq ft

